

Resolution No. ZSR-21-24 of the Suffolk County Planning Commission  
Pursuant to Sections A14-14 to thru A14-25 of the Suffolk County Administrative Code

- WHEREAS, pursuant to Sections A14-14 thru A14-25 of the Suffolk County Administrative Code, a referral was received on July 22, 2021 at the offices of the Suffolk County Planning Commission with respect to the application of **"Village of Westhampton Beach, Updated Business District Comprehensive Plan"** located in the Village of Westhampton Beach
- WHEREAS, said referral was considered by the Suffolk County Planning Commission at its meeting on **September 1, 2021**, now therefore, Be it
- RESOLVED, that the Suffolk County Planning Commission hereby approves the staff report, as may be amended, as the report of the Commission, Be it further
- RESOLVED, pursuant to Section A14-16 of the Suffolk County Administrative Code and Section 239-m 6 of the General Municipal Law, the referring municipality within thirty (30) days after final action, shall file a report with the Suffolk County Planning Commission, and if said action is contrary to this recommendation, set forth the reasons for such contrary action, Be it further
- RESOLVED, that the Suffolk County Planning Commission **Approves** of the August 2021 update to the "Village of Westhampton Beach Business Districts Planning Study," originally drafted in 2017, with the following comments:
1. The Village should consider revising its use restrictions within its business districts to allow for a greater flexibility of permissible uses. The Village should review what types of building designs and land use impacts are most appropriate in each district, and consider broader use categories rather than specifying particular goods and services.
  2. As the plan notes a desire for a diversity of land uses that provide activity "particularly in the evening, at night, or on weekends," and notes that sewers may support "greater evening and nightlife" the Village should reconsider the exiting prohibition on "Bar, tavern, drinking place" as well as "indoor recreation"
  3. The Village may want to consider published Architectural Standards, and/or Site Design Guidelines for each business district to provide guidance to applicants and ensure that new development and second-story additions meet the intent of the Zoning Districts and desires of the community. Design guidelines could further define and illustrate "the existing architectural styles, charm, and quaintness of the Downtown (e.g., gable or hipped roofs, dormers, wood shingle or clapboard siding, window shutters, etc.)."
  4. As sewer improvements allow for greater increase in available spaces in the downtown, the Village may want to consider limiting office and residential uses to the second-floor, or otherwise ensure that street-level storefronts "provide the level of activity or presence" desired in the downtown.

5. The Village should consider forms of “missing middle housing” such as duplex, triplex, fourplex, or townhouse units that may be appropriate as alternative affordable housing typologies to single-family detached units and multifamily buildings, especially as a transition between residential and commercial areas.
6. The Village should consider encouraging or incentivizing parking stall demand reduction strategies to help reduce the number of parking stalls required in new developments. Applicants should review the Commissions Model Code on Parking Stall Demand Reduction or be required to explore additional techniques to reduce parking demand including but not limited to the unbundling of parking cost from rent, parking cash-out programs, promotion of car sharing and ridesharing, etc. The SCPC Model Code for Parking Stall Demand Reduction includes twenty three concepts for the reduction of parking stall demand. The Suffolk County Planning Commission has produced a draft “model code” and report on such PSDR techniques and has recommended that no building or structure should be constructed, used or occupied without the adoption of Parking Stall Demand Reduction (PSDR) techniques conditioned, through covenants and restrictions, on land use and development approvals issued by municipal planning boards. For convenience a link to the model code is provided below:  
  
<https://www.suffolkcountyny.gov/portals/0/formsdocs/planning/SCPlanningCommission/2019/PSDR%20Final%20Draft%20103019.pdf>
7. The Village should require of an applicant to make every attempt when marketing any workforce units to include individuals and their families with developmental disabilities to promote independence and inclusive communities. Affordable units should have consistent design and consistent access to those of the rest of the development. (i.e. no separate entrances)
8. Applicants within the Business Districts should be encouraged to review the Suffolk County Planning Commission publication on Managing Stormwater-Natural Vegetation and Green Methodologies and incorporate into the proposal, where practical, design elements contained therein.
9. Applicants within the Business Districts should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to public safety and universal design and incorporate where practical, applicable elements contained therein.
10. Applicants within the Business Districts should be encouraged to review the Suffolk County Planning Commission Guidebook particularly related to energy efficiency. To the maximum extent possible, accommodation for rooftop solar should be provided in building design plans for immediate or future installation.

Village of Westhampton Beach  
Updated Business District Comprehensive Plan

**COMMISSION ACTIONS OF APPROVED RESOLUTION**

	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>ANDERSON, RODNEY – At Large</b>				X
<b>CASEY, JENNIFER - Town of Huntington</b>	X			
<b>CHARTRAND, MATTHEW - Town of Islip</b>	X			
<b>CHU, SAMUEL – Town of Babylon</b>	X			
<b>CONDZELLA, JOHN – Town of Riverhead</b>	X			
<b>DOTY, DAVID – Town of East Hampton</b>	X			
<b>ESPOSITO, ADRIENNE - Villages over 5,000</b>	X			
<b>FINN, JOHN - Town of Smithtown</b>	X			
<b>FLYNN, DANIEL – Town of Southampton</b>	X			
<b>GALLE, ELIZABETH - Town of Shelter Island</b>	X			
<b>GERSHOWITZ, KEVIN G.- At Large</b>				X
<b>KAUFMAN, MICHAEL - Villages under 5,000</b>	X			
<b>KELLY, MICHAEL – Town of Brookhaven</b>			X	
<b>KITT, ERROL – At Large</b>	X			
<b>MCCARHTY, THOMAS - Town of Southold</b>	X			

Motion: Commissioner Kaufman

Present: 13

Seconded: Commissioner Kitt

Absent: 2

Voted: 13

Absent: 2

DECISION: Approved